

# CITY COUNCIL REPORT



MEETING DATE: December 13, 2005

ITEM NO. 2

## SUBJECT

**Sera Brisa (Summers Property) - 2-PP-2005**

## REQUEST

Request approval of a final plat for a 51-lot single-family residential subdivision in Environmentally Sensitive Lands (R1-10 ESL) with amended development standards on a 25.7+/- acre parcel.

### Related References:

- Case 14-ZN-2004 rezoned this property to the R1-10 ESL District
- Case 7-AB-2003 abandoned unused right-of-way along the north side of the property.

## OWNER

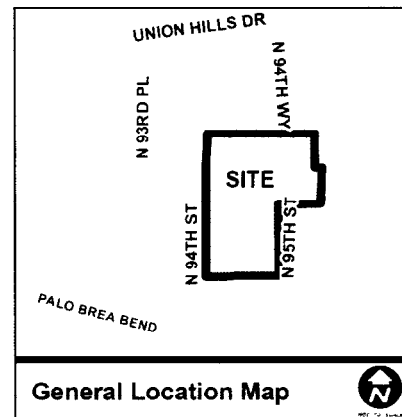
Elizabeth R. Summers

## APPLICANT CONTACT

Mike Brungard  
SKG Enterprises  
480-998-5600

## LOCATION

18001 N. 94th Street



## BACKGROUND

### Zoning.

In February 2005, this site was rezoned to the Single Family Residential Environmentally Sensitive Lands District (R1-10 ESL). The rezoning required conformance to a conceptual subdivision plan, and approved amended development standards to provide development flexibility. With the Preliminary Plat, the applicant amended the development standards for side yard setbacks to accommodate the proposed housing product. The amended standards include: a reduction of the front yard setbacks from 30 feet to 20 feet; a reduction of the rear yard setbacks from 25 feet to 20 feet; the ability to use flag lots, and a change from 7-foot side yard setbacks (with 14-foot aggregate) to 5-foot side yard setbacks (with 15-foot aggregate).

### Context.

This 25-acre property is located on 94<sup>th</sup> Street approximately ¼ mile south of Union Hills Drive and ½ mile north of Bell Road. The property has direct access to 94<sup>th</sup> Street to the west, and abuts the Reata Wash to the east. The property is surrounded by existing and future single-family homes.

### Adjacent Uses:

- North: Single-family homes, zoned R1-7 PCD
- South: Single-family homes, zoned R1-7 PCD
- East: Reata Wash, single-family, zoned R1-35 ESL and R1-7 ESL

- West: 94<sup>th</sup> Street and single-family homes, zoned R1-7 PCD

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

This is a request for final plat approval for 51 single-family residential lots. One private drive is proposed from 94<sup>th</sup> Street at the west side of the property. Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. Buffers are proposed along 94<sup>th</sup> Street and the adjacent single-family parcels abutting the site.

**Development information.**

- *Existing Use:* Vacant
- *Parcel Size:* 25.7 +/- acres
- *Proposed Density:* 51 single-family homes (2 homes per acre)
- *Building Height Allowed:* 24 feet (ESL)
- *Street Access:* Private street from 94<sup>th</sup> Street.
- *Natural Area Open Space:* 5.7 acres (22%); (5.6 acres are required)
- *Additional Open Space:* 2.4 acres

**IMPACT ANALYSIS**

**Traffic.**

The adjacent signalized intersections on 94<sup>th</sup> Street with Union Hills Drive and Bell Road are expected to operate at acceptable levels of service with the addition of the development traffic. The proposed site driveway on 94<sup>th</sup> Street is also anticipated to operate at an acceptable level of service.

**Drainage.**

This property is influenced by the adjacent Reata Wash flows. Flood protection improvements for the Reata Wash (south flood protection project) have been made as part of DC Ranch's Planning Unit I development. These protection improvements include construction of a levee along the west side of the Reata Wash. This subdivision will be graded so that finish floors are above 100-year flood elevations and meet the City and FEMA requirements for development on an alluvial fan (Flood Zone AO).

**Open space.**

Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. The development plan calls for a minimum 5.7 acres of Natural Area Open Space (22.2% of site), where 5.6 acres are required. The development plan also calls for a minimum of 2.4 additional acres of open space to allow for common amenities. The proposed development also provides 40-foot and 45-foot buffered setbacks adjacent to existing single-family lots.

**Airport Vicinity.**

This property is located in the Scottsdale Airport Influence Area, which requires notification documentation to future homebuyers pertaining to airport

activities. At the time of rezoning, the developer was stipulated to provide notification documentation to future homebuyers pertaining to the location in the vicinity of the airport. The notification documentation is required to be distributed through the supplemental declaration of covenants, conditions, and restrictions, and list the airport under the "hazard or nuisance" section of the Subdivision Report on file with the County Recorder's office. The developer was also stipulated to use insulation for home construction to help attenuate noise from aircraft.

**Water/Sewer.**

Water and sewer lines exist within the 94<sup>th</sup> Street alignment, and the developer will be responsible for new water and sewer infrastructure to service the subdivision.

**Police/Fire.**

Police and fire facilities exist nearby in the DC Ranch Master Planned Community, and a fire facility exists at Thompson Peak Parkway and Bell Road. There are no service impacts anticipated.

**Schools District comments/review.**

Scottsdale Unified School District has been notified and indicates there are no capacity issues, as this area has developed with much less density than originally planned.

**Community Involvement.**

Surrounding property owners and neighborhood associations have been notified. Other than general inquiries, staff has received no comments regarding this case.

**Community Impact.**

The proposal limits impacts to the surrounding roadways, preserves the washes, provides open space for common amenities and buffered setbacks. The developer will construct infrastructure necessary to serve the site, and there are no service impacts anticipated. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements, and common tracts.

**OTHER BOARDS AND COMMISSIONS****Development Review Board.**

The Development Review Board heard this case on May 5, 2005, and approved the preliminary plat, 7-0. This final plat is consistent with the preliminary plat in density, street alignment, and open space.

**RECOMMENDATION**

Approval

**RESPONSIBLE DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services

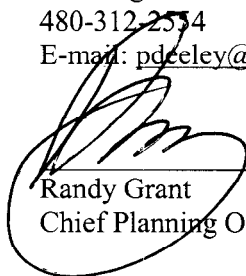
**STAFF CONTACT(S)**

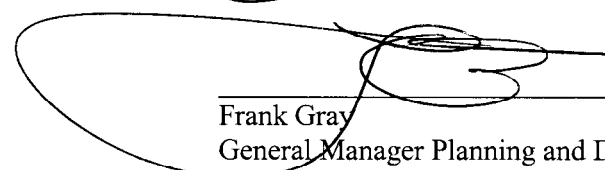
Tim Curtis, AICP  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

Randy Grant  
Chief Planning Officer  
480-312-7995  
E-mail: [rgrant@ScottsdaleAZ.gov](mailto:rgrant@ScottsdaleAZ.gov)

Peter Deeley  
Planning Coordination Manager  
480-312-2534  
E-mail: [pdeeley@ScottsdaleAZ.gov](mailto:pdeeley@ScottsdaleAZ.gov)

**APPROVED BY**

  
Randy Grant  
Chief Planning Officer  
11/21/05  
Date

  
Frank Gray  
General Manager Planning and Development Services  
11.21.05  
Date

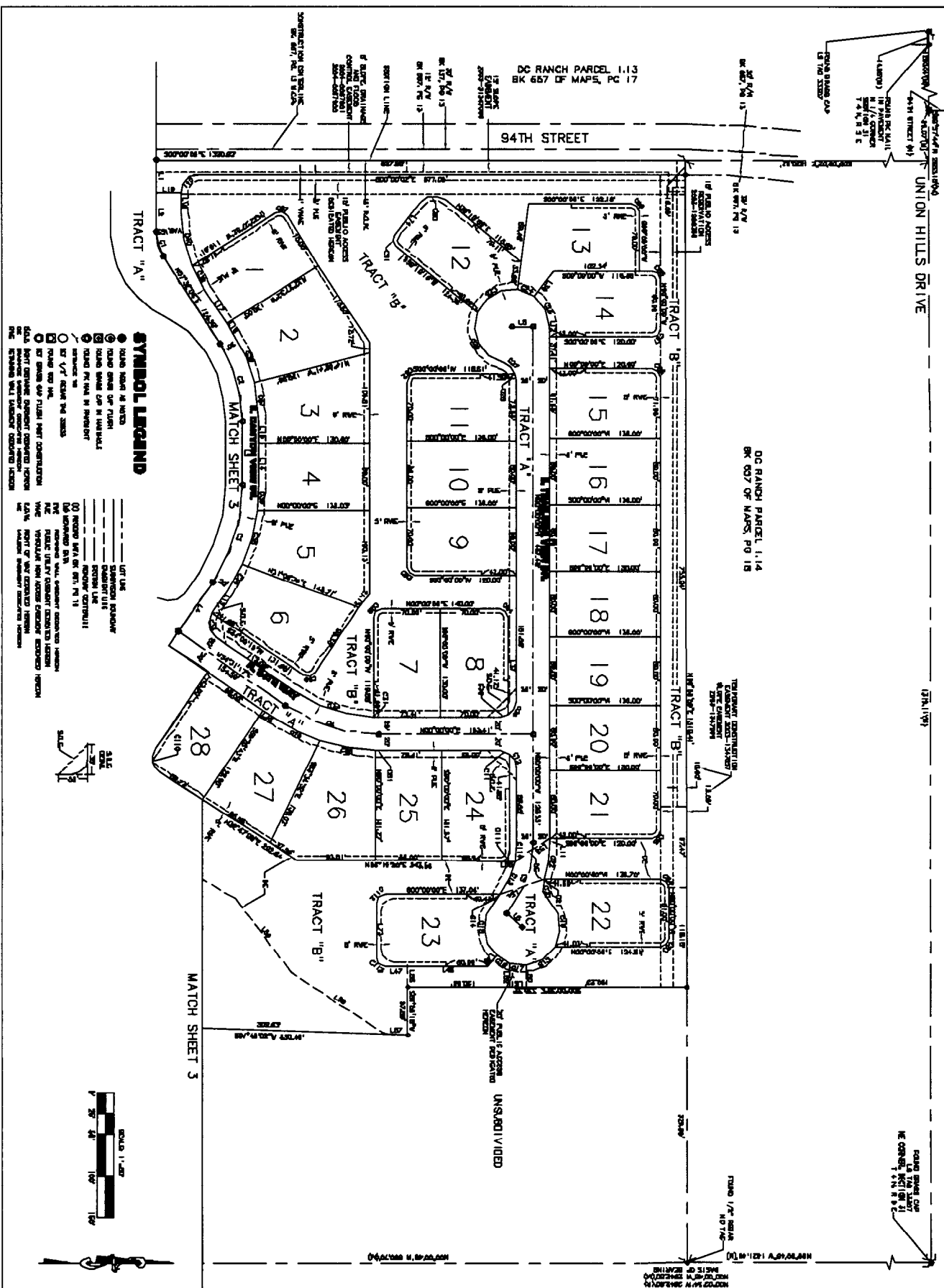
  
Ed Gawf  
Deputy City Manager  
11/28/05  
Date

**ATTACHMENTS**

1. Aerial Map
2. Final Plat
3. Preliminary Plat
4. Development Review Board Staff Report
5. Development Review Board Minutes







**FINAL FLAT**  
**SERA BRISA - BOUNDARY / EASEMENTS**  
**SCOTTSDALE, ARIZONA**

15414 NORTH 91ST STREET  
SUITE 102  
SCOTTSDALE, AZ 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781

**SURVEY INNOVATION  
GROUP, INC**  
*Land Surveying Services*

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CRAWN
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DATED	
SCALE	
SHEET OF	

94TH STREET

SEE DETAIL "A"

MATCH SHEET 6

**MATCH SHEET 6**

**MATCH SHEET 6**

**SURVEY INNOVATION  
GROUP, INC**  
*Land Surveying Services*

10414 NORTH 1ST STREET  
SUITE 102  
SCOTTSDALE, AZ 85260  
PHONE (480) 822-5785  
FAX (480) 822-5781

DC RANCH  
PARCEL 1.11  
BOOK 657 OF MAPS,  
PAGE 16

**FINAL FLAT**  
**SERA BRISA - NAOS - OS DETAIL**  
**SCOTTSDALE, ARIZONA**



DC RANCH

PARCEL 1.11

BOOK 657 OF MAPS,  
PAGE 16

DC RANCH PARCEL 1.14  
BK 657 OF MAPS, PG 18

MATCH SHEET 5

SEE DETAIL "A"

# MATCH SHEET 5

MATCH SHEET 5

Age Group	No (%)
18-29	42
30-39	27
40-49	27
50-59	27
60+	15

LINE	
OS	OS LINE
MA09	MA09 LINE
OS	NATURAL AREA OPEN SPACE
OS	OPEN SPACE

**FINAL PLAT**  
**SERA BRISA - NADS - OS DETAILS**  
**SCOTTSDALE, ARIZONA**

16414 NORTH 81ST STREET  
SUITE 102  
SCOTTSDALE, AZ 85260  
PHONE (480) 822-0700  
FAX (480) 822-0781

**SURVEY INNOVATION  
GROUP, INC**  
*Land Surveying Services*

REVENUE
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A
DRAINING HOLE
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DRAWN
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PAY IT



# A PRELIMINARY PLAT FOR SERA BRISA

A PORTION OF THE NORTHEAST QUARTER  
OF SECTION 31 T4N, R5E, G4S, R2, 4M

- NOTES**
1. NO STRUCTURE OF ANY LAND SHALL BE CONSTRUCTED OR ANY VARIATION BE PLANNED OR BE ALLOWED TO EXIST WITHIN THE MAINTENANCE EASEMENTS WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE, ARIZONA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MAINTENANCE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
  2. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO DRAIN, WIRE OR AIRBORNE SECTION-TYPE FENCING.
  3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE, ARIZONA, AND IS SUBJECT TO THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN IMPROVED WATER SUPPLY.
  4. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 81 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
  5. THE MASTER WAREHOUSE ASSOCIATION OF SERA BRISA, INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND PRIVATE SEWERS AND MAINTENANCE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
  6. EASEMENTS AND LANDSCAPING IS THE INTERSECTION OF A MAJOR STREET WITH A LOCAL STREET WITHIN THE MAINTENANCE EASEMENT SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF THREE FEET. SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF THREE FEET.
  7. ELECTRIC LINES TO BE INSTALLED PER ARIZONA CODE.
  8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARIZONA CODE.
  9. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
  10. A MASTER HYDROLOGY REPORT FOR SERA BRISA HAS BEEN SUBMITTED TO APPROPRIATE DEPARTMENT FOR REVIEW AND APPROVAL.
  11. THIS PARCEL'S PLANNED USE IS FOR RESIDENTIAL USE.
  12. LOTS ARE PROPOSED TO BE PLACED RELATIVE TO STORMWATER.

## FILED NOTES

1. LAND DESIGNATED AS MAJOR SHALL BE PERMANENTLY MAINTAINED AS SUCH. THE CITY OF SCOTTSDALE, ARIZONA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MAINTENANCE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS. THE CITY OF SCOTTSDALE, ARIZONA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF MAINTENANCE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
2. NON-INDUSTRIAL PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
3. THIS IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO OFFICE OR LOWER ELEVATION.
4. REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
5. NO PAINT COLORS SHALL NOT EXCEED A VALUE AND (R) CHROMA OF 8 AS INDICATED IN THE MASTER BOOK OF COLOR ON FILE IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED.)

## SITE DATA

OWNER: SERA BRISA  
ADDRESS: 1110 N. 143.00' W - 30.00' AS  
EXISTING ZONING: R1-20 EN  
PROPOSED ZONING: R1-10 EN  
APPROVED PARCELS: 212-10-000, 212-10-000, 212-10-000, 212-10-000  
SITE ADDRESS: 1110 N. 143.00' W - 30.00' AS  
ENCL. LAYOUT: LOWER RESIDENT

## OWNER

TER: CITY OF SCOTTSDALE  
BR: CITY OF SCOTTSDALE  
YOC: ARIZONA PUBLIC SERVICE CO.  
PHONE: GUEST COMMUNICATIONS  
SOUTHWEST GAS

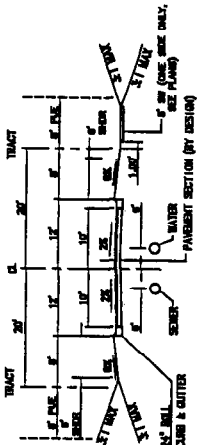
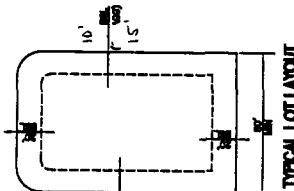
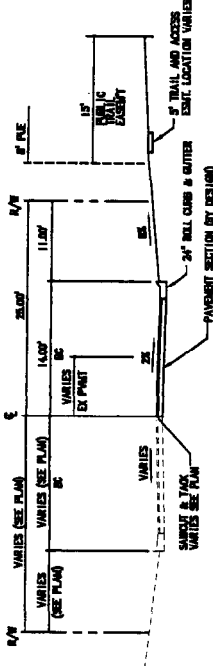
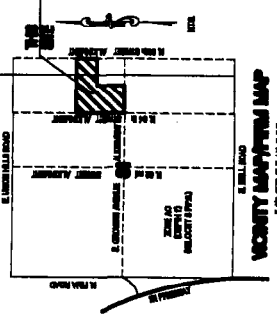
## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL & DATE	SUFFIX	DATE OF FIRM (Under Date)	FIRM ZONE	BASE FLOOD ELEVATION (in AD Zone, Use Depth)
000132146	1246	0	7-10-01	A0	1 FOOT, 14-00PS

## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL & DATE	SUFFIX	DATE OF FIRM (Under Date)	FIRM ZONE	BASE FLOOD ELEVATION (in AD Zone, Use Depth)
000132146	1246	F	7-10-01	A0	1 FOOT, 14-00PS

ENGINEER'S CERTIFICATION  
THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODWAYS & FLOOD PLAIN ORDINANCE



## ENGINEER

SIG ENTERPRISES, INC.  
200 EAST MAINTENANCE DRIVE  
SUITE 140  
SCOTTSDALE, ARIZONA 85250  
TEL: 480-480-0000  
FAX: 480-480-0000  
CONTACT: MICHAEL WILSON

## DEVELOPER / OWNER

MONTGOMERY HOMES  
3011 N. SCOTTSDALE ROAD  
SUITE 100  
SCOTTSDALE, ARIZONA 85250  
TEL: 480-480-0000  
FAX: 480-480-0000  
CONTACT: MARK CLAUDE

## LAND SURVEYOR

SURVEY INNOVATION GROUP  
200 EAST MAINTENANCE DRIVE  
SUITE 140  
SCOTTSDALE, ARIZONA 85250  
TEL: 480-480-0000  
FAX: 480-480-0000  
CONTACT: JASON SHERMAN

## LANDSCAPE ARCHITECT

TOWNSEND DESIGN  
7010 EAST ARDMORE DRIVE  
SCOTTSDALE, ARIZONA 85250  
TEL: 480-480-0000  
FAX: 480-480-0000  
CONTACT: ROGER TOWNSEND

## BASE OF BEARING

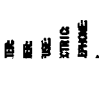
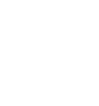
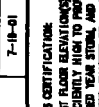
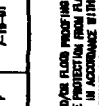
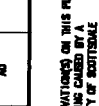
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST (RECEDED), AS OBSERVED WITH GPS.

## SHEET INDEX

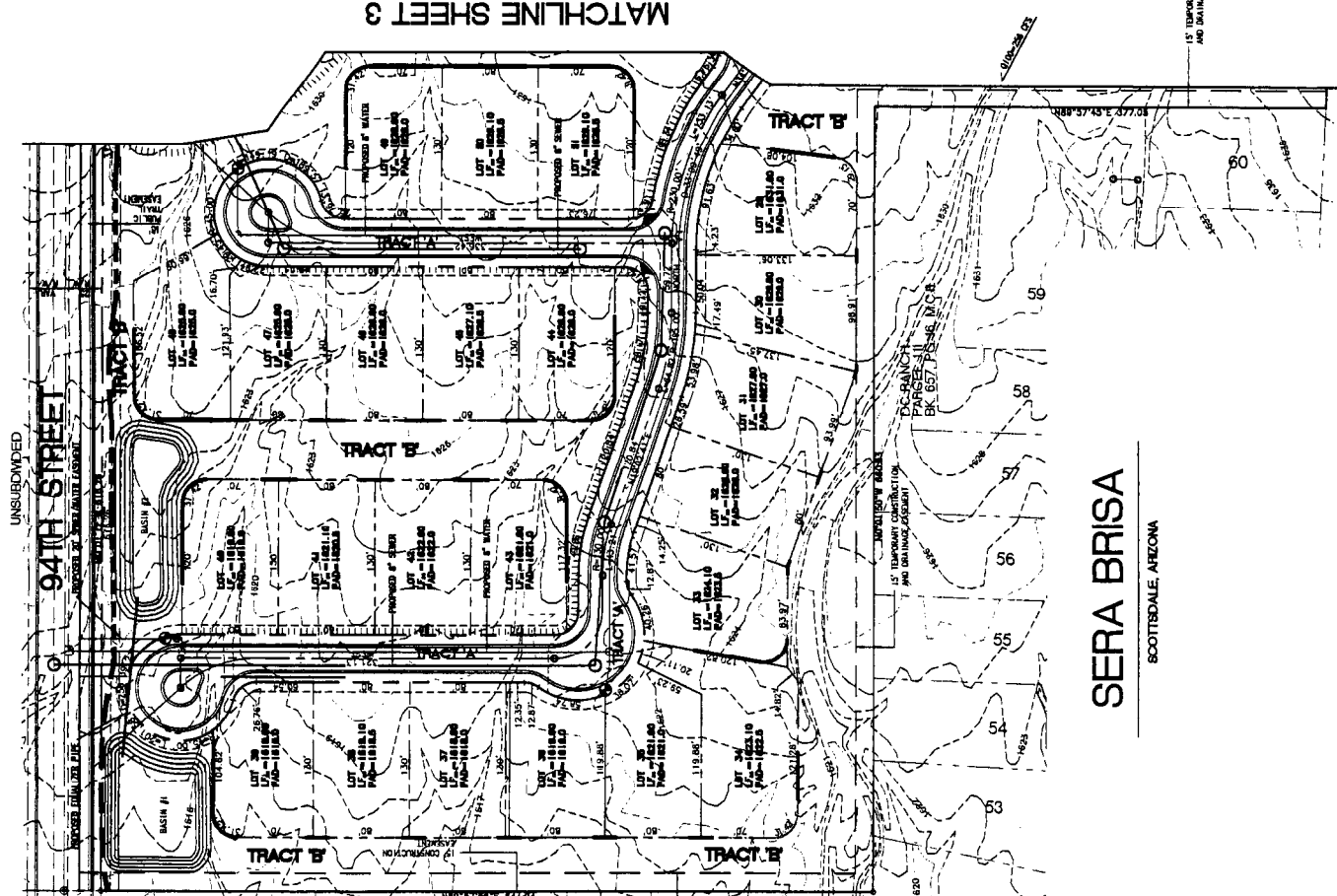
COVER SHEET  
PRELIMINARY PLAT  
1 2 & 3

2-PP-2005

REV: 03/25/05

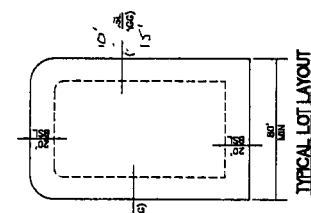
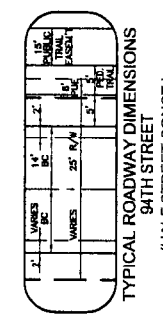
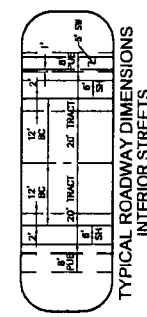


LOT NO.	LOT AREA
LOT 1	10,214.88 SF
LOT 2	12,413.33 SF
LOT 3	11,802.86 SF
LOT 4	10,400.50 SF
LOT 5	12,301.81 SF
LOT 6	10,313.86 SF
LOT 7	10,305.48 SF
LOT 8	10,400.00 SF
LOT 9	10,310.82 SF
LOT 10	10,333.41 SF
LOT 11	10,307.48 SF
LOT 12	10,400.00 SF
LOT 13	10,304.47 SF
LOT 14	10,400.00 SF
LOT 15	10,307.48 SF
LOT 16	10,400.00 SF
LOT 17	10,304.47 SF
LOT 18	10,400.00 SF
LOT 19	10,307.48 SF
LOT 20	10,400.00 SF
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LOT 22	10,400.00 SF
LOT 23	10,307.48 SF
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LOT 44	10,400.00 SF
LOT 45	10,304.47 SF
LOT 46	10,400.00 SF
LOT 47	10,307.48 SF
LOT 48	10,400.00 SF
LOT 49	10,304.47 SF
LOT 50	10,400.00 SF
LOT 51	10,307.48 SF



MATCHLINE SHEET 3

- LEGEND**
- WATER VALVE
  - FIRE HYDRANT
  - PROPERTY LINE
  - BOUNDARY LINE
  - SEWER MANHOLE
  - MONUMENT
  - WALL OPENING
  - TRAIL
  - SHOULDER



2-PP-2005  
REV: 03/25/05

38-50



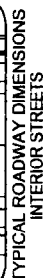
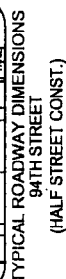
**SKG ENTERPRISES, INC.**  
CONSULTING CIVIL ENGINEERS  
1000 E. McDowell Ave., Suite 100 - Scottsdale, AZ 85261 - (480) 998-8888

**PRELIMINARY PLAT**  
FOR SERB BRISA  
SCOTTSDALE, AZ

SHEET  
2 of 3

**SERB BRISA**

SCOTTSDALE, ARIZONA



- ⊗ WATER VALVE  
 ⊕ FIRE HYDRANT  
 — PROPERTY  
 - - - - - LINE  
 — BOUNDARY LINE  
 ○ SEWER MANHOLE  
 ○ MONUMENT  
 - - - - - TRAIL  
 SLOPE WALK

NOTE: THE APPLICANT PROPOSES TO ABANDON THE EXISTING ACCESS EASEMENT ON THE NORTHERN BOUNDARY, AS A REPLACEMENT TO THIS ACCESS EASEMENT, THE APPLICANT PROPOSES TO UTILIZE THE ENTRY ROADWAY TO THE NORTHEASTERN MOST ALLEYS, AS A REPLACEMENT FOR THE EXISTING EASEMENT. AN ACCESS EASEMENT IS PROPOSED AT THE END OF THE OLD SAC TO PROVIDE 24/7 ACCESS TO CITY FORCES IN THE MAINTENANCE OF THE DRAINAGE FACILITIES EAST OF THE SERA BRISA SUBDIVISION. ACCEPTANCE OF THIS PRELIMINARY PLAN WILL CONSTITUTE APPROVAL OF THE RELOCATED MAINTENANCE ROUTE.



2-PP-2005  
REV: 03/25/05



**LUK ENTERPRISES, INC.**  
COLUMBIA, MD 21046

**PRELIMINARY PLAT  
FOR SERA BRISA  
SCOTTSDALE, AZ**

SCALE	1"=10'
DATE	10-1-08
BY	W. J. W. W.

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 5, 2005

ITEM NO. 2

**SUBJECT** Summers Property (Sera Brisa)  
2-PP-2005

**REQUEST** Request approval of a preliminary plat for a 51-lot single family residential subdivision in Environmentally Sensitive Lands (R1-10 ESL) with amended development standards on a 25.7+/- acre parcel.

**Related References:**

- Case 14-ZN-2004 rezoned this property to the R1-10 ESL District
- Case 7-AB-2003 abandoned unused right-of-way along the north side of the property.

**OWNER** Elizabeth R Summers

**APPLICANT CONTACT** Mike Brungard  
SKG Enterprises  
480-998-5600

**LOCATION** 18001 N 94th Street

**BACKGROUND**

**Zoning.**

In February 2005, this site was rezoned to the Single Family Residential Environmentally Sensitive Lands District (R1-10 ESL). The rezoning required conformance to a conceptual subdivision plan, and approved amended development standards to provide development flexibility. The amended standards include: a reduction of the front yard setbacks from 30 feet to 20 feet; a reduction of the rear yard setbacks from 25 feet to 20 feet; and the ability to use flag lots.

**Context.**

This 25-acre property is located on 94<sup>th</sup> Street approximately ¼ mile south of Union Hills Drive and ½ mile north of Bell Road. The property has direct access to 94<sup>th</sup> Street to the west, and abuts the Reata Wash to the east. The property is surrounded by existing and future single-family homes.

**Adjacent Uses:**

- North: Single-family homes, zoned R1-7 PCD
- South: Single-family homes, zoned R1-7 PCD
- East: Reata Wash, single-family, zoned R1-35 ESL and R1-7 ESL
- West: 94<sup>th</sup> Street and single-family homes, zoned R1-7 PCD

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PROPOSAL**

**Goal/Purpose of Request.**

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property. Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. Buffers are proposed along 94<sup>th</sup> Street and the adjacent single-family parcels abutting the site.

The applicant is also proposing to amend the development standards for side yard setbacks to accommodate the proposed housing product. The proposed amended standards include a change from 7-foot side yard setbacks (with 14-foot aggregate) to 5-foot side yard setbacks (with 15-foot aggregate).

The subdivision proposal includes stone wall entry features with rusted steel entry gates, and brown stucco walls with view fences surrounding the homes. A stone and timber shade structure and recreation amenity is also centrally located to the development with access to the Reata Wash. Desert landscaping is proposed consistent with native conditions. Pedestrian access will be provided along 94<sup>th</sup> Street and through the site consistent with surrounding conditions.

**Development information.**

- *Existing Use:* Vacant
- *Parcel Size:* 25.7 +/- acres
- *Proposed Density:* 51 single-family homes (2 homes per acre)
- *Building Height Allowed:* 24 feet (ESL)
- *Street Access:* Private street from 94<sup>th</sup> Street.
- *Natural Area Open Space:* 5.7 acres (22%); (5.6 acres are required)
- *Additional Open Space:* 2.4 acres

**IMPACT ANALYSIS**

**Traffic.**

The adjacent signalized intersections on 94<sup>th</sup> Street with Union Hills Drive and Bell Road are expected to operate at acceptable levels of service with the addition of the development traffic. The proposed site driveway on 94<sup>th</sup> Street is also anticipated to operate at an acceptable level of service.

**Drainage.**

This property is influenced by the adjacent Reata Wash flows. Flood protection improvements for the Reata Wash (south flood protection project) have been made as part of DC Ranch's Planning Unit I development. These protection improvements include construction of a levee along the west side of the Reata Wash. This subdivision will be graded so that finish floors are above 100-year flood elevations and meet the City and FEMA requirements for development on an alluvial fan (Flood Zone AO).

**Open space.**

Natural area open space (NAOS) tracts and other open space areas are proposed within the subdivision and along washes through the site. The

development plan calls for a minimum 5.7 acres of Natural Area Open Space (22.2% of site), where 5.6 acres are required. The development plan also calls for a minimum of 2.4 additional acres of open space to allow for common amenities. The proposed development also provides 40-foot and 45-foot buffered setbacks adjacent to existing single-family lots.

**Airport Vicinity.**

This property is located in the Scottsdale Airport Influence Area, which requires notification documentation to future homebuyers pertaining to airport activities. At the time of rezoning, the developer was stipulated to provide notification documentation to future homebuyers pertaining to the location in the vicinity of the airport. The notification documentation is required to be distributed through the supplemental declaration of covenants, conditions, and restrictions, and list the airport under the "hazard or nuisance" section of the Subdivision Report on file with the County Recorders' office. The developer was also stipulated to use insulation for home construction to help attenuate noise from aircraft.

**Water/Sewer.**

Water and sewer lines exist within the 94<sup>th</sup> Street alignment, and the developer will be responsible for new water and sewer infrastructure to service the subdivision.

**Police/Fire.**

Police and fire facilities exist nearby in the DC Ranch Master Planned Community, and a fire facility exists at Thompson Peak Parkway and Bell Road. There are no service impacts anticipated.

**Schools District comments/review.**

Scottsdale Unified School District has been notified and indicates there are no capacity issues, as this area has developed with much less density than originally planned.

**Community Involvement.**

Surrounding property owners and neighborhood associations have been notified. Other than general inquiries, staff has received no comments regarding this case.

**STAFF  
RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.


**RESPONSIBLE  
DEPT(S)**

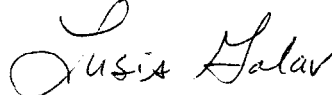
**Planning and Development Services Department**  
Current Planning Services

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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Landscape Plan/Amenity Elements
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**MINUTES APPROVAL**

April 21st, 2005, Minutes of the Development Review Board

**CORRECTIONS TO MINUTES:**

Revisions to the minutes shall reflect that Councilman McCullagh called the meeting to order AND made the opening statement.

The motion to approve case number 114-DR-2004, the Walgreens Drug Store, shall state: "Board Member Jones made a motion to approve subject to the stipulations that staff examine safety concerns related to the exit OF THE DRIVE-THRU and alternative color schemes."

**VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE APRIL 21ST, 2005 MEETING MINUTES AS AMENDED. SECONDED BY BOARD MEMBER D'ANDREA.**

**THE MOTION PASSED BY A VOTE OF 7 TO 0.**

**CONSENT AGENDA**

- |                     |  |
|---------------------|--|
| <u>2-PP-2005</u>    | <u>Summers Property (Sera Brisa)</u><br>Preliminary Plat<br>18001 North 94th Street<br>Vollmer & Associates, Architect/Designer  |
| <u>99-DR-2000#2</u> | <u>Mirage Crossing</u><br>Parking Lot Expansion/Retail Pad Additions<br>East Shea Boulevard<br>Stowe Architecture, Architect/Designer  |
| <u>17-DR-2005</u>   | <u>Site 10 Booster Pump Station</u><br>Site & Plan Elevations<br>North side of Pima Road, midway between Via De Ventura &<br>Indian Bend Road<br>VVG Associates, LLC, Architect/Designer |

**VICE CHAIRMAN CORTEZ MOVED FOR THE APPROVAL OF THE CONSENT AGENDA ITEMS: 2-PP-2005; 99-DR-2000#2; 17-DR-2005, WITH THE AMENDED STIPULATION THAT THE ACCENT COLOR CALLED CAULFIELD GREEN BE ELIMINATED FROM THE PALLET.**

Board Member Jones clarified that the intention was to remove the two accent bands.

**VICE CHAIRMAN CORTEZ AMENDED THE MOTION AS CLARIFIED.  
SECONDED BY BOARD MEMBER JONES. .**

**THE MOTION PASSED BY A VOTE OF 7 TO 0.**

**REGULAR AGENDA**

54-DR-2005                      The Borgata Of Scottsdale  
Site Plan & Elevations  
6166 North Scottsdale Road  
Sixty First Place Architects, Architect/Designer

Mac Cummins presented the case per the staff packet, highlighting the existing site plan and the proposed site plan. Mr. Cummins noted key issues regarding the proposed development process, additional trees, redevelopment of the property and building materials to be used.

Scott Nelson, WestCor, 11411 North Tatum Boulevard, gave a PowerPoint presentation. Highlights of the presentation included WestCor's commitment to the project and the community; focus group comments; and an overview of the revitalization strategy. Mr. Nelson detailed the proposed site plan: highlighting the courtyard, paving materials, the fountain, the view from Scottsdale Road, pedestrian improvements, landscaping improvements and signage improvements.

Board Member D'Andrea commended the research, studies and focus groups that have been put into the project. He stated that from an architectural standpoint, he would have preferred that efforts would have been made to keep the existing structure and somehow send people through it and into the space, rather than completely demolishing it. Concerns of loss of square footage and reduction in parking were noted from a development standpoint.

Board Member Schmitt applauded the efforts put into the project as well as the plan proposed for the front of the project. Additional suggestions included moving the trees and vegetation from the corners to the area directly in front of the building to help buffer the interior courtyard from Scottsdale Road, as well as the possibility of bringing the sidewalk experience in, away from the street.

Board Member O'Neill commented on the contrast between the narrative that states WestCor has investigated ways to increase foot-traffic and the lack of actual foot-traffic on Scottsdale Road. Discussions ensued regarding pedestrian connections to the property.

Stucco will be used on the exterior landscape wall. Board Member O'Neill stated that stucco is minimally used in the center and encouraged that that practice be continued;